



# Town of Falmouth

BUILDING AND ZONING DEPARTMENT

59 TOWN HALL SQUARE, FALMOUTH, MA 02540  
(508) 495-7470 • FAX (508) 548-4290

ELADIO R. GORE, C.B.O.  
COMMISSIONER

December 19, 2013

Alexander Roca  
P O Box 1067  
Berlin, MA 01503

Re: Lot 006, Virtue Circle  
Assessor's Info: 26 04 050 006

Dear Mr. Roca:

Based upon the information provided, the above-referenced lot may be considered buildable for purposes of meeting Falmouth's current zoning requirements since it is protected under the Code of the Town of Falmouth, Section 240-66C(2)(c) which states that any lot not held in common ownership with any adjoining land as of January 1, 1981, not protected by Subsection C1, shall be eligible to apply for a building permit if the lot has at least ten thousand (10,000) square feet of area in an RB District. This lot meets these requirements.

However, all requirements of Falmouth's Code, the Cape Cod Commission Act, the applicable Wetlands Act, Title V of the State Sanitary Code, Watershed Protection District, Area of Environmental Concern District, Flood Plain Zone, Historical District, the Massachusetts State Building Code, and curb cut approval of a State Highway or a street opening permit for a Town and/or County road must also be met prior to the issuance of a building permit.

A copy of this letter should accompany the application for a building permit.

Sincerely,

Eladio R. Gore, CBO  
Building Commissioner

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